

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 R01.2.C.6 (504 V B.6.b) to permit a minimum 10 feet window to lot line instead of the required 15 feet and to permit an amendment to the amended partial development plan to allow construction outside of the envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. to increase available square footage in order to accommodate increased family size.
2. to add a partial bath and two rooms and enlarging two others.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

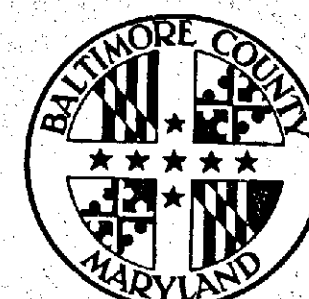
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 31st day of January, 1985, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: January 17, 1985

SUBJECT: Zoning Petitions No. 85-192-A,
85-202-A,
85-204-A,
85-205-A &
85-209-A

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:bjs

Norman E. Gerber, Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Wayne H. High
9329 Beowulf Circle
Baltimore, Maryland 21234

RE: Item No. 147 - Case No. 85-209-A
Wayne H. High, et ux
Variance Petition

Dear Mr. & Mrs. High:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #147 (1984-1985)
Property Owner: Wayne H. High, et ux
N/Ws Beowulf Cir. 71' S/W Aldesburgh Ct.
Acres: 63 x 107
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Murrill, P.E., Chief
Bureau of Public Services

JAM:EAM:REC:sa

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/11/84
Item # 147
Property Owner: WAYNE H. HIGH ET UX
Location: N/Ws BEOWULF CIRCLE 71'S/W OF ALDESBURGH CT.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [unclear]
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear]
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

James A. Murrill
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 144, 145, 147, 148, 150, 151, 152, and 153 ZAC Meeting of December 11, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 144, 145, 147, 148, 150, 151, 152, and 153.

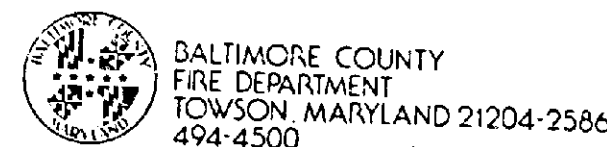
Nicholas B. Commodari
Traffic Engineering Assoc. II

MSF/can

MAY 9 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



PAUL H. REINCKE
CHIEF

December 18, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owners: Wayne H. High, et ux

Location: NW/S Beowulf Circle 71' S/W Aldeburgh Court

Item No.: 147

Zoning Agenda: Meeting of 12/11/84

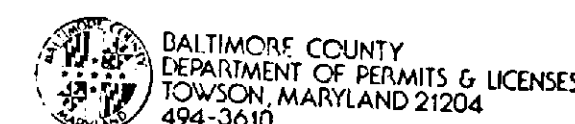
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. McGehee*
Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



December 18, 1984

ED FALSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #147 Zoning Advisory Committee Meeting are as follows:

Property Owner: Wayne H. High, et ux
Location: NW/S Beowulf Circle 71' S/W Aldeburgh Court
Existing Zoning: D-1, 5.5
Proposed Zoning: Variance to permit a minimum 10' window to lot line in lieu of the required 15' and to permit an amendment to the partial development plan to allow construction outside of the envelope 63' x 107' 11 1/2'.

Access: _____
District: _____

The items checked below are applicable:

- () A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-80 _____ and other applicable Codes.
- (x) B. A building/structure permit shall be required before beginning construction.
- () C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Item 2, Section 1407 and Table 1402, also Section 503.2.
- () F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- () G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- () I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CER:es

December 20, 1984

Mr. and Mrs. Wayne H. High
9329 Beowulf Circle
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variances
NW/S of Beowulf Circle, 71' SW
of Aldeburgh Ct. (9329 Beowulf Circle)
Wayne H. High, et ux - Petitioners
Case No. 85-209-A

TIME: 10:00 a.m.

DATE: Thursday, January 31, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135872

DATE: 1/27/85 ACCOUNT: R-1415-000

AMOUNT: \$35.00

RECEIVED FROM: Wayne H. High
FOR: \$35.00
VARIANCE

0 017*****35001a =274f

VALIDATION OR SIGNATURE OF CASHIER

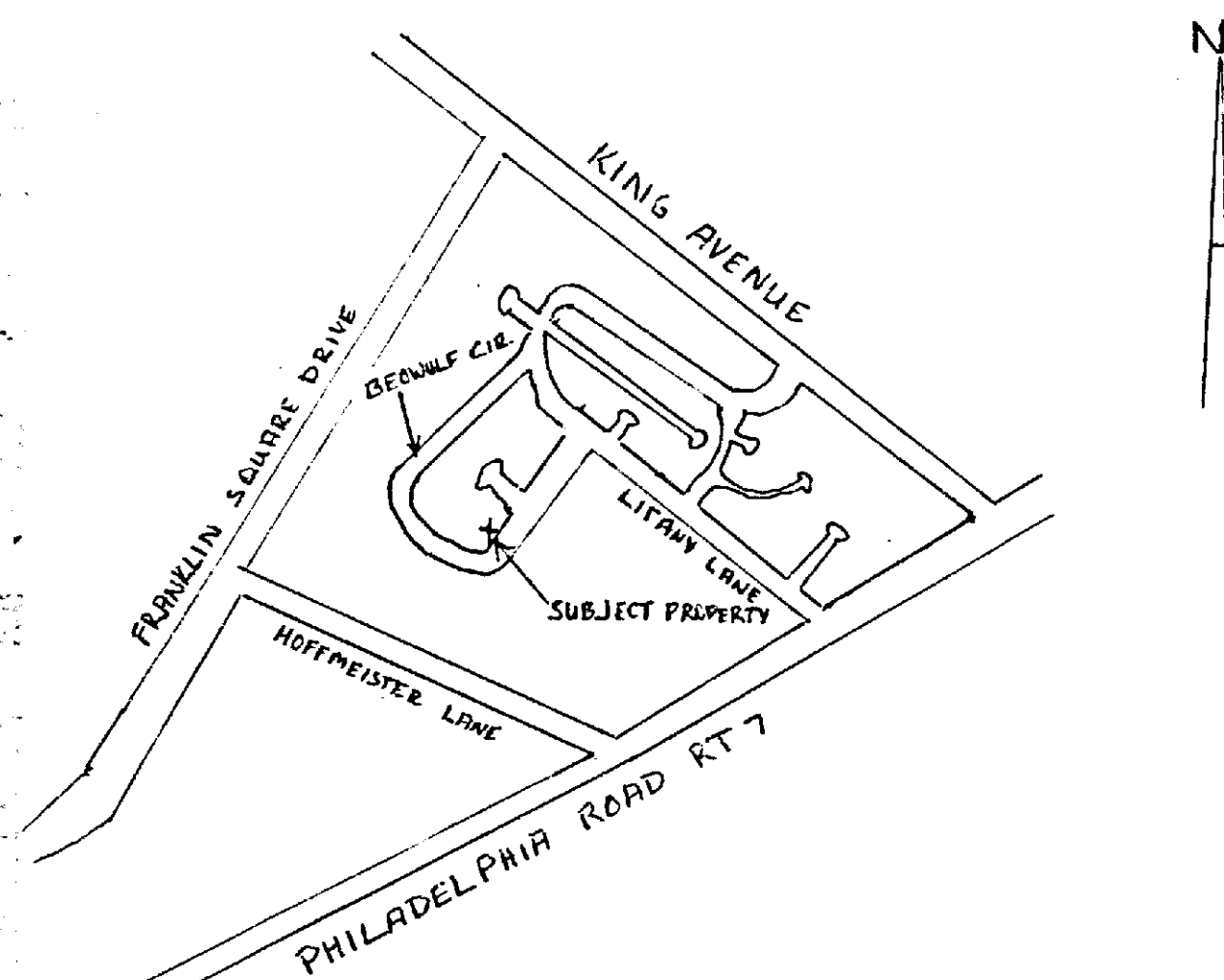
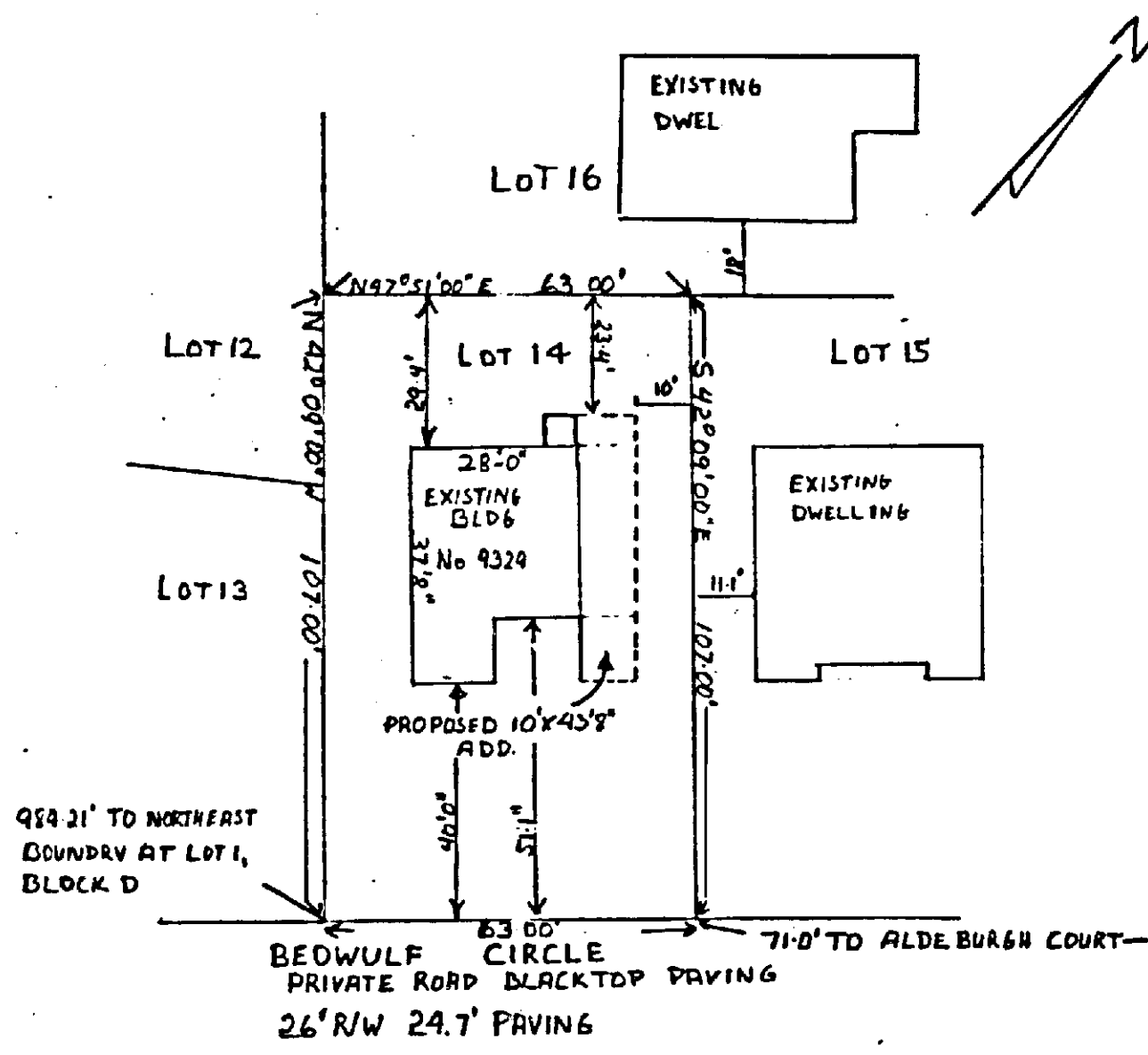


EXHIBIT 1



PLAT FOR ZONING VARIANCE
OWNER-WAYNE AND ANTOINETTE HIGH
KNOWN AS LOT 14, BLOCK "D" AS SHOWN ON AMENDED
PLAT 2, SECTION 3, PHASE 2, "KING'S COURT", DISTRICT 14,
BOOK E.H.K. JR. 42 FOLIO 177 ZONED DR 5.5
SCALE 1"=30'

RE: PETITION FOR VARIANCES
NW/S of Beowulf Circle,
71' SW of Aldeburgh Ct.
(9329 Beowulf Circle),
14th District
WAYNE H. HIGH, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-209-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2168

I HEREBY CERTIFY that on this 2nd day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Wayne H. High, 9329 Beowulf Circle, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-209-A
3:24 P.M.

District: 14th Date of Posting: 1/14/85
Posted for: Variance to allow less lot coverage and setback to existing development.
Petitioner: Wayne H. High, et ux
Location of property: NW/S Beowulf Circle, 71' SW of Aldeburgh Ct.
9329 Beowulf Circle, 21237
Location of Signs: Approx. 16' E. on Lexington, facing west, on property of Petitioner.
Remarks: _____
Posted by: *Mike Hays* Date of return: 1/18/85
Number of Signs: 1

Petition for Variance

14th Election District
LOCATION: Northwest side of Beowulf Circle, 71 feet Southwest of Aldeburgh Court (9329 Beowulf Circle)
DATE & TIME: Thursday, January 31, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a minimum 10 foot window to lot line instead of the required 15 feet and to permit an amendment to the partial development plan to allow construction outside of the envelope.
Being the property of Wayne H. High, et ux, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or held in the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
Baltimore County

85-209-A
The Times

Middle River, Md., Jan 10 1985
This is to certify, That the annexed

John L. 67460
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the 10th day of _____, 1985
Carol Willett Publisher.

PETITION FOR VARIANCE
 J. H. H. H. H. H.
 LOCATION: Northwest side of Beowulf Circle, 71 feet Southwest of Aldeburgh Court (9329 Beowulf Circle)
 DATE AND TIME: Thursday, January 21, 1985 at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a minimum 10 foot window to lot line instead of the required 15 feet and to permit an amendment to the amended partial development plan to allow construction outside of the envelope.

Being the property of Wayne H. High, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 Jan. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 10, 19.85

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 10, 19.85

THE JEFFERSONIAN,

1811
 Publisher

85-209-A

Cost of Advertising 20.00



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

ARNOLD JABLON
 ZONING COMMISSIONER

January 21, 1985

Mr. and Mrs. Wayne H. High
 9329 Beowulf Circle
 Baltimore, Maryland 21234

RE: Petition for Variances
 NW/S of Beowulf Circle, 71' SW of
 Aldeburgh Ct. (9329 Beowulf Circle)
 Wayne H. High, et ux - Petitioners
 Case No. 85-209-A

Dear Mr. and Mrs. High:

This is to advise you that \$47.05 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 004945

DATE 1-24-85 ACCOUNT R-01-615-000

AMOUNT \$ 47.05

RECEIVED FROM *Wayne H. High*

FOR *advertising & posting Case 85-209-A*

8501*****470514 RJUEF

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the northwest side of Beowulf Circle, 26 feet wide, at a distance of 77 feet southwest of Aldeburgh Court. Being lot 14, Block D, in the subdivision of King's Court section 3 phase 2. Book No. E. H. K. Jr., 42 Folio 47. Also known as 9329 Beowulf Circle in the 14th Election District.

PETITION FOR VARIANCES 14th Election District

LOCATION: Northwest side of Beowulf Circle, 71 feet Southwest of Aldeburgh Court (9329 Beowulf Circle)

DATE AND TIME: Thursday, January 31, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a minimum 10 foot window to lot line instead of the required 15 feet and to permit an amendment to the amended partial development plan to allow construction outside of the envelope.

Being the property of Wayne H. High, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE AND TO FURTHER AMEND THE AMENDED PARTIAL DEVELOPMENT PLAN NW/S of Beowulf Circle, 71' SW of Aldeburgh Court (9329 Beowulf Circle) - 14th Election District

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Wayne H. High, et ux,
 Petitioners

Case No. 85-209-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a setback of 10 feet from window to lot line instead of the required 15 feet and, additionally, to further amend the amended partial development plan of King's Court to allow construction outside of the envelope, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Wayne H. High, appeared and testified. There were no Pro-testants.

Testimony indicated that the subject property, zoned D.R.5.5, is improved with a 11 1/2' x 16 1/2' x 39' x 28' x 27' "L"-shaped home with the inverted front facing Beowulf Circle. Mrs. High's mother has recently moved in with the Petitioners. As a result, more storage space is needed. The Petitioners would like to enlarge the kitchen, make the dining room into a living room, and add a second bathroom. There is no basement or usable attic space. The Petitioners propose to construct a ten foot by approximately 44 foot addition on the northeast side of the house which will serve solely as storage space, as shown on Petitioners' Exhibit 1. This addition will create a setback of ten feet between it and the adjacent property line.

The Petitioners seek relief from Section 1801.2.C.6, Baltimore County Zoning Regulations (BCZR) (Section 504, BCZR; Section V.B.6.b, Comprehensive Manual of Development Policies (CMDP)), pursuant to Section 307, BCZR, and to further

amend the amended partial development plan pursuant to Section 1801.3.A.7.c, BCZR; Section VIII.A.4.f(1) to (4), CMDP; and RM-1, Zoning Commissioner's Manual.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the requested variance were not granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of February, 1985, that the Petition for Zoning Variance to permit a setback of 10 feet from window to lot line instead of the required 15 feet and, additionally, the amendment to the amended partial development plan of King's Court to allow construction outside of the envelope be and are hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
 Zoning Commissioner of
 Baltimore County

AJ/srl

cc: Mr. and Mrs. Wayne H. High

People's Counsel

ORDER RECEIVED FOR FILING
 DATE *January 21, 1985*
 BY *John P. [Signature]*

ORDER RECEIVED FOR FILING
 DATE *January 21, 1985*
 BY *John P. [Signature]*

ORDER RECEIVED FOR FILING
 DATE *January 21, 1985*
 BY *John P. [Signature]*